

ORDINANCE NO. 20070621-116

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4800 MANOR ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district and planned unit development (PUD) district to general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No. C14-06-0132, on file at the Neighborhood Planning and Zoning Department, as follows:

17.55 acres of land, more or less, consisting of a 15.919 acre tract of land and a 1.631 acre tract of land, out of the Henry Warnell Survey No. 20, Abstract No 793, Travis County, the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4800 Manor Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

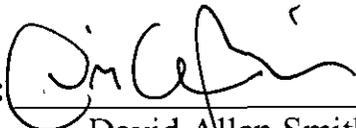
PART 3. This ordinance takes effect on July 2, 2007.

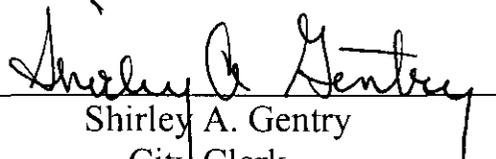
PASSED AND APPROVED

_____ June 21 _____, 2007

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_____ 
Will Wynn
Mayor

APPROVED: 
_____ David Allan Smith
City Attorney

ATTEST: 
_____ Shirley A. Gentry
City Clerk

FIELD NOTES
FOR

17.55 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE HENRY WARNELL SURVEY NO. 20, ABSTRACT NO. 793 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 15.919 ACRE TRACT OF LAND CONVEYED TO CHARITABLE HOLDINGS BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004229618 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 1.631 ACRE TRACT OF LAND CONVEYED TO CAPELLAS AUSTIN, L.L.C. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2006107316 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch capped iron pin set at the most Easterly corner of said 15.919 acre tract, being at the most Southerly corner of Lot 9, Manor Hills Section 10-A, a subdivision recorded in Volume 12, Page 35 of the Plat Records of Travis County, Texas, being in the Northwest r.o.w. line of Manor road, an 80 foot wide public right-of-way, being in the approximate centerline of Tannehill Branch, for the most Easterly corner and PLACE OF BEGINNING hereof;

THENCE along the Southeast line of said 15.919 acre tract, being along the Northwest r.o.w. line of Manor Road for the following courses:

S 44°09'00" W for a distance of 170.92 feet to a ½ inch capped iron pin set at a point of curve

Along a curve to the left whose radius is 761.34 feet, whose arc is 433.63 feet and whose chord bears S 27°50'00" W for a distance of 427.79 feet to a ½ inch capped iron pin set at the most Southerly corner of said 15.919 acre tract, being at that most Easterly corner of said 1.631 acre tract, for the Southeast corner hereof;

THENCE along the South line of said 1.631 acre tract, N 87°22'46" W for a distance of 520.82 feet to a ½ inch capped iron pin set at the Southwest corner of said 1.631 acre tract for the Southwest corner hereof;

THENCE along the West line of said 1.631 acre tract, N 02°35'02" E for a distance of 272.90 feet to a ½ inch capped iron pin set at the Northwest corner of said 1.631 acre tract, being in the Southwest line of said 15.919 acre tract;

THENCE along the Southwest line of said 15.919 acre tract, N 59°44'00" W for a distance of 352.63 feet to a ½ inch iron pin found in concrete at the most Westerly corner of said 15.919 acre tract for the most Westerly corner hereof;

THENCE along the Northwest line of said 15.919 acre tract, N 48°22'00" E for a distance of 1227.89 feet to a ½ inch iron pin found at the most Northerly corner of said 15.919 acre tract, being the approximate centerline of Tannehill Branch, for the most Northerly corner hereof;

THENCE along the Northeast line of said 15.919 acre tract, being the approximate centerline of Tannehill Branch for the following courses:

FIELD NOTES
FOR

17.55 ACRES OF LAND -- Page Two

S 15°52'28" E for a distance of 195.90 feet to a ½ inch capped iron pin set

S 25°45'28" E for a distance of 81.82 feet to a ½ inch capped iron pin set

S 31°01'28" E for a distance of 57.27 feet to a ½ inch capped iron pin set

S 08°39'30" W for a distance of 278.72 feet to a ½ inch capped iron pin set

S 22°24'00" E for a distance of 129.67 feet to a ½ inch capped iron pin set

S 46°43'00" E for a distance of 120.15 feet to the PLACE OF BEGINNING and containing 17.55 acres of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.



ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR NO. 4094

March 10, 2006

Rathgeber Village



**SURVEY OF A PORTION OF THE HENRY WARNELL
SURVEY NO. 20, ABSTRACT NO. 793 IN THE CITY
OF AUSTIN, TRAVIS COUNTY, TEXAS**

CITY OF AUSTIN
2.00 ACRES
DOC. NO. 2002016770

SCALE 1" = 200'



STATE OF TEXAS
11.36 ACRES
CAUSE NO. 1334

S31°01'28"E
57.27'

S25°45'28"E
81.82'

LEGEND

- 1/2" PIN FOUND
- ◻ 1/2" PIN FOUND IN CONCRETE
- 1/2" PIN SET

N48°22'00"E
1227.89'

S08°39'30"W
278.72'

APPROX. ♀
TANNEHILL CREEK

CHARITABLE HOLDINGS

DOC. NO. 2004229618
(15.919 AC)
17.55 AC TOTAL

S46°43'00"E
120.15'

P.O.B.

N59°44'00"W
352.63'

S44°09'00"W
170.92'

MANOR ROAD

S27°50'00"W
C = 427.79'
L = 433.63
T = 222.87
Δ = 32°38'00"
R = 761.34

CITY OF AUSTIN
VOL. 2539, PG. 103

N02°35'02"E
272.90'

(1.631 AC)

N87°22'46"W

520.82'

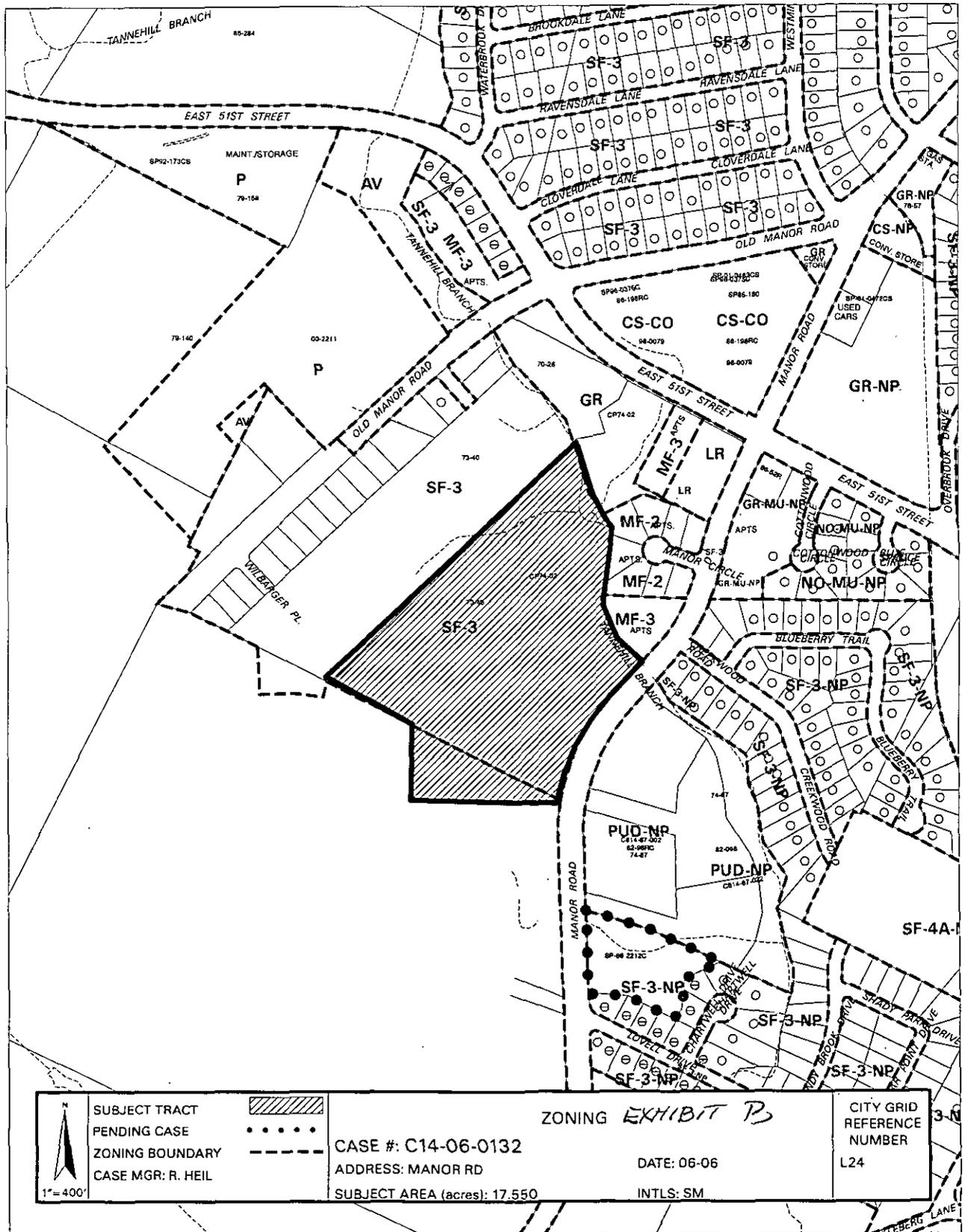
CATELLAS AUSTIN, L.L.C.
DOC. NO. 2006107316

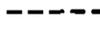
SURVEYED BY
ROY D. SMITH SURVEYORS, P.C.

Roy D. Smith

ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 4094
1214 WEST 5th STREET - SUITE A
AUSTIN, TEXAS 78703
PHONE (512) 478 - 9821 MARCH 10, 2006





 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B	CITY GRID REFERENCE NUMBER L24
	PENDING CASE 		
	ZONING BOUNDARY 		
	CASE MGR: R. HEIL		
CASE #: C14-06-0132		DATE: 06-06	
ADDRESS: MANOR RD		INTLS: SM	
SUBJECT AREA (acres): 17.550			